EXPRESSION OF INTEREST FOR RAISING FUNDS

(Eligibility Criteria and Terms and Conditions)

Greater Bengaluru Integrated Township Project under Greater Bengaluru Development Authority

The **Greater Bengaluru Development Authority (GBDA),** the Development Authority under BMRDA is inviting Expressions of Interest (EOI) from reputed financial institutions and banks for raising loans to finance Integrated Township project. This project, currently referred to as " Greater Bengaluru Integrated Township" Project , Greater Bengaluru Development Authority (GBDA) is the nodal agency for the development of the Intergraded township at Bidadi, the township is envisaged to be developed under " work-live-play" concept , spanning approximately 7481acres with the objective of having integrated residential, commercial, and recreational components to create a holistic and sustainable urban environment and first AI city in India. A brief overview of the project can be found in Annexure-1.

1. All Financial Institutions (including Multi-lateral Development Banks, Bilateral Development Banks, Indian Development Financing Institutions, NBFC-IFC, Scheduled Public and Private Commercial Banks) are eligible to participate. Financial institutions should be registered with RBI or relevant authority and have minimum 5 years lending experience.
2. The State Government will ensure guarantee for the project cost and to support the execution of the project. The borrowings/term loan facility will be utilized for the project execution. A large part of the funds drawn from the financial institution will be deployed as grant to the Concessionaire.
3. The bid shall be submitted for the entire loan facility of Rs.12511 crores. No concession is allowed.
4. The loan component is for the purpose of land acquisition & development of township and other infrastructure facility.
5. The Participants/Bidders shall have obtained prior approval the Board or decision-making Authority for the proposed loan.
6. The GBDA proposes to borrow around Rs.12,511 Crores by availing long term (15-20 Years) loan facility on the following terms and conditions:

Guarante	Unconditional and irrevocable Guarantee by the GOK.

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Security & Asset Coverage	The term loan, interest and all other monies related thereto will be secured by a first mortgage and charge (which shall rank pari-passu for the existing and future borrowings) on such properties of the Authority as may be agreed to by both the parties.
Pre-payment	GBDA shall have the right to prepay the loan amount either in full or in part at any time, without any pre-payment premium/condition
Withdrawal of Funds	The GBDA reserves the right to draw the amount based on requirement. The proposed loan's first instalment is proposed to be withdrawn from 1st August 2026 and will be drawn completely before 31st Dec,2029.

4. ELIGIBILITY CRITERIA FOR SUBMISSION OF QUOTES

The Intending Bidder shall satisfy the following minimum qualifying requirements and produce documentary evidence as indicated below and fulfilment of which is requisite for participation in the e-bid. They should meet the following criteria to be eligible for bidding as per the audited balance sheet of the previous year of the bank.

a) Net Worth that is paid up capital plus free reserves of the bank as at the end of the immediate preceding financial year shall be at least

i) Rs. 5,000 crore in respect of Public Sector Banks/ Development Financial Institutions/NBFC-IFC.
ii) Rs. 1,000 crore in respect of Regional Rural Banks.
iii) Rs. 5,000 crore in respect of Private Scheduled Commercial Banks.

b) Capital Adequacy Ratio is also known as Capital to risk asset ratio which is the ratio of Bank's capital expressed as a percentage of a bank's risk weighted credit exposures. Capital Adequacy Ratio of the investee Bank shall not be less than 10%

c) Profitability track record

i) Public Sector Banks/ Development Financial Institutions shall have profitability track record of at least 2 years out of 5 immediate preceding years.

ii) Private Scheduled Commercial Banks and Regional Rural Banks shall have profitability track record during the preceding 3 consecutive years 2023-24 to 2025-26.

iii) The Audit scrutiny of the Participant/Bidder shall be AA^{+} from ICRA/ CARI/ CRISIL/ Brickworks'

d) Net NPA % as on 31.3.2023 is fixed at 2% for all Participant/Bidders/NBFC-IFC Banks and at 7.34% for RRBs for the year 2023-24 till 31.07.2024

e) All the criteria being equal, preference to be given to the Bidders which is serving the investor Entity or which is participating in the development programmes of the Government of Karnataka,

f) Details of participation in the development programs of the Government of Karnataka. The original documents should be produced for verification at any stage during the caution process whenever required, failing which the bids through the e-auction are liable for disqualification.

The bidder shall upload the scanned copy of the declaration form in the letter head duly signed as shown in Annexure-B of e-tender/e-auction document.

Step 1: Expression of Interest

5. Interested financial institutions must submit a formal Expression of Interest (EOI) along with a EMD INR 20,000/- .

6. Without the EOI and Processing Fee, financial quotations from the bidder shall not be considered eligible.

Step 2: Receipt of the DPR documents

7. Upon submission of the EOI and the Processing Fee, GBDA shall hand over the feasibility report to the bidder in hardcopy and softcopy.

8. The Feasibility Report of the Project is being provided only as a preliminary reference document by way of assistance to the Bidders who are expected to carry out their own surveys, investigations and other detailed examination of the Project before submitting their Bids. Nothing contained in the Feasibility Report shall be binding on the Authority nor confer any right on the Bidders, and the Authority shall have no liability whatsoever in relation to or arising out of any or all contents of the Feasibility Report.

9. The documents provided by the Authority are and shall remain or become the property of the Authority and will be transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid.

Step 3: Submission of final bid

10. Within the stipulated deadline, interested financial institutions are requested to submit their quotation including key indicators like rate of interest, duration and any other terms under competitive conditions to aid in the successful implementation of this critical infrastructure venture. The format in which the quotation needs to be submitted is given in Annexure-2.

11. The Quotation Bid shall be submitted as a sealed cover physically to the Office of the Deputy Commissioner (LAQ), GBDA within the stipulated deadline to the following address placed in a sealed envelope and bearing the identification "Final Bid for funding requirements of the Greater Bengaluru Development Authority, 3rd Floor Khandhaya Bhavana, Ramanagara -562159. It must be accompanied by a formal EOI letter addressed to the Office of the Deputy Commissioner (LAQ) GBDA.

12. Please note that the quotations should be submitted only in the prescribed format before 4.00 pm on 29.05.2026 in a sealed cover. Kindly note that quotations submitted after this date and the quotations not submitted in the prescribed format will not be considered for evaluation. The quotation will be opened on 29.05.2026.

13. Following is the calendar of events for the process:

Sl. No	Particular	Dates
1	EXPRESSION OF INTEREST(EoI) Notitification for raising funds	19.05.2026
2	Submission of query and enquiry	20.05.2026 to 26.05.2026
3	EMD of the Integrated township project	20.05.2026 to 26. 05.

	@ INR 20,000/-(Rupees Twenty Thousand only)	2026
4	Last date for submission of bid sealed cover	29.05. 2026 up to 04.00 PM
5	Opening of bids	29.05.2026

14. You may kindly contact the following officials for any further information/ clarification: Sri B.V.MaruthiPrasana(+91-9900155888) or Niranjangowda (+91-9964457307) and Puneeth Kumar (+91-8970444758).

Annexure-1

Greater Bengaluru Integrated Township Project-GBIT

Through Government Notification No.NAE 119 BEMR 2023(E) dated 18.11.2023, issued under Section 3(1) of the Karnataka Urban Development Authorities Act, 1987, The Greater Bengaluru

Development Authority (GBDA) was constituted and brought into effect from 18.11.2023.

Further, as per Government Order No. NAE 115 BEMR 2024(E) dated 10.02.2025, project has been approved under Section 15(1)(b) of the Karnataka Urban Development Authorities Act, 1987 for implementation of the Greater Bengaluru Integrated Township Project in 9 villages of Bidadi Hobali, Ramanagara Taluk, Bengaluru South District. Further, it is approved to raise necessary financial resources through Nationalized Banks, HUDCO and other financial institutions and it is also approved to raise funds through liquidation by mortgaging the assets of the Authority. In this regard, preliminary notification was issued on 12.03.2025.

Further, through Government Order No. UDD 63 BMR 2026(E) Bengaluru, dated:07.05.2026, the Government has approved the **Greater Bengaluru Integrated Township Project-GBIT** under Karnataka Urban Development Authorities Act, 1987, section 18(3) for implementation.

The Greater Bengaluru Development Authority (GBDA) is the nodal agency for the development of the Integrated Township project, envisaged under **Work-Live-Play** concept, spanning approximately 7481 acres with the objective of integrating residential, commercial, and recreational components to create a holistic and sustainable urban environment.

The Government vide Notification No. UDD 119 BMR 2023(E), dated 10.02.2025 has authorized GBDA to obtain the required financial assistance required for the project from financial institutions, including HUDCO. The project involves the land acquisition and the development of the township. At present the land acquisition is underway, and the Preliminary notification for acquisition of 7481 acres has already been issued. GBDA is also taking necessary steps to progress the project to the next stage of implementation.

In this regard, GBDA is desirous of availing financial assistance from Banks and Other Financial Institutions towards land acquisition and development of the Integrated Township project. The total project cost is estimated at Rs.18,133Crores and GBDA proposes to seek funding of approximately 70% of the project cost, amounting to Rs.12,511crores from Banks and Other Financial Institutions.

Further, the estimated loan component for the project is approximately Rs.12,511 crores. Out of this Govt. has approved Guarantee for Rs. 7,500 crores. For the remaining Rs.5,011 crores,

guarantee/security will be provided by mortgaging the assets of the Authority.

ANNEXURE-2

Format Quotation

Part A: Terms and Conditions of GBDA

SUBJECT:	EXPRESSION OF INTEREST (EOI) IN THE BID FOR TERM LOAN OF RS……CRORE TO……. OR IMPLEMENTATION OF……	
SECTION 1: ORGANIZATION DETAILS		
1.1	FULL NAME OF THE RESPONDENT AND ITS DETAILS	
1.2	MAILING ADDRESS/TELEPHONE AND FAX NUMBERS/E-MAIL ADDRESS	

Part-B: Quotation to be submitted by Bank/Others Financial Institutions.

Sl . No .	Particulars	Bank/Others Financial Institutions Acceptance
1	AMOUNT TO BE SANCTIONED as proposed by the bidder (Rs. In crores) (To be filled both in figures and words)	
2	Facility	
3	Purpose	
4	Tenor	
5	Rate of Interest (%)	
6	Processing Fee/ Service Charges/ Application Fee (Share terms and %)	
7	Repayment Schedule	
8	Moratorium Period (in months)	
9	Security	
10	Pre-closure charges	
11	Legal Expenses	
12	Other terms and conditions	
13	Validity of bid (must be minimum 3 months)	

We----------(Name of the Institution) hereby agree to all the above terms and conditions. the quotation submitted is valid upto the validity period indicated in part-B (13) above.

AUTHORISED SIGNATORY (SEAL)